

**PB# 88-23**

**RKB Construction Corp.  
(Never Materialized)**

**4-3-10.4**

*Never Materialized*

County File No. NWT 49 88 M

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of ... A+J Washroom Accessories .....  
for a ... Area Variances - Frontage/Access NYS 300 .....  
County Action: Local Determination .....

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:

Denied ..... Approved .....  
Approved subject to County recommendations

County File No. NWT 43-88 M

**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of ... A&J Washroom Accessories .....  
for a ... Site Plan - Frontage/Access NYS 300 .....  
County Action: Local Determination .....

**LOCAL MUNICIPAL ACTION**  
The Above-cited application was:

Denied ..... Approved .....  
Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

6-16-88  
A+J Washroom

6-23-88  
Water  
Water  
Highway  
D.O.T.  
O.C.H.  
O.C.P.  
D.P.W.

County File No. **NWT 43-88 M**  
**COUNTY PLANNING REFERRAL**  
(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of A&J Washroom Accessories  
for a Site Plan - Frontage/Access NYS 300  
County Action: Local Determination

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A&J Washroom

6-23-88  
Water  
Water  
Highway  
D.O.T.  
O.C.H.  
O.C.P.  
D.F.W.

TOWN OF NEW WINDSOR			General Receipt		9718
555 Union Avenue New Windsor, N. Y. 12550			April 4 19 88		
Received of <u>RKB Construction Corp.</u>			\$ <u>25.00</u>		
<u>Twenty Five and 00/100</u>					DOLLARS
For <u>Plan. Bd. application Fee 88-23</u>					
DISTRIBUTION					
FUND	CODE	AMOUNT			
<u>Check # 25.00</u>					
<u># 6016</u>					
By <u>Pauline S. Tammey</u>					
<u>Town Clerk</u>			Title		

Williamson Law Book Co., Rochester, N. Y. 14609



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

October 28, 1991

A & J Washrooms  
319 Temple Hill Road  
New Windsor, NY 12553

ATTENTION: MR. ANTHONY GRANUZZO

SUBJECT: PLANNING BOARD FILE #88-23 - SITE PLAN ADDITION  
SECTION 4, BLOCK 3, LOT 10.4

Dear Mr. Granuzzo:

In a review of its old files, the Planning Board of the Town of New Windsor has uncovered an apparently open application in your name. Before the Board closes its file on this matter, it would like to give you an opportunity to be heard.

If you wish to pursue this matter, please contact the Board's Secretary at (914) 565-8800 Ext. 615 between the hours of 8:30 to 4:30, Monday through Friday to be put on the next available agenda. If there is no contact within 30 days of the date of this letter, it will be assumed that you no longer wish to pursue this matter and the Board's file on this matter will be closed.

Your prompt attention to this matter is greatly appreciated.

Very truly yours,

Myra L. Mason, Secretary for the  
Planning Board

cc: Carl Schiefer, P.B. Chairman  
File #88-23  
Grevas & Hildreth, L.S.



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

May 2, 1990

A & J Washroom Accessories  
319 Temple Hill Road  
New Windsor, NY 12553

ATTENTION: MR. ANTHONY GRANUZZO

SUBJECT: XXXXXXXXXX (SITE PLAN APPROVAL - ADDITION)

Dear Mr. Granuzzo:

Our records indicate that your application for site plan approval for an addition has not been active since March 1989.

Please contact the undersigned at 914-565-8802 to let us know your intentions with regards to the above mentioned project. If you wish to withdraw your application, please send us a letter stating your intentions.

Thank you for your cooperation in this matter.

Very truly yours,

*Myra Mason*

Myra Mason,  
Secretary for the Planning Board

MLM:mlm

cc: Carl Schiefer, Chairman - New Windsor Planning Board  
Mark Edsall, P.E. - Planning Board Engineer

Mailed 5/2/90 @

AS OF: 05/10/89

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 88- 23

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	EXP.	BILLED	BALANCE
88-23	13408	06/22/88	TIME	MJE	MC AJ WASHROOM	40.00	0.50	20.00			
88-23	13543	06/22/88	TIME	MJE	CL AJ WASHROOM	17.00	0.50	8.50			
88-23	16068	08/09/88	TIME	MJE	MC A J	40.00	0.30	12.00			
88-23	16114	08/09/88	TIME	EJ	CL A J	17.00	0.50	8.50			
88-23	16952	08/23/88	TIME	MJE	MC AJ WASH	40.00	0.50	20.00			
								69.00			
88-23	24307	12/19/88			BILL PARTIAL					-69.00	
										-69.00	
88-23	29700	03/07/89	TIME	MJE	MC AJ WASHROOM	60.00	0.50	30.00			
88-23	30023	03/07/89	TIME	MJE	CL AJ WASHROOM	19.00	0.50	9.50			
88-23	29712	03/08/89	TIME	MJE	MC AJ WASHROOM	60.00	0.10	6.00			
					TASK TOTAL			114.50	0.00	-69.00	45.50
					GRAND TOTAL			114.50	0.00	-69.00	45.50

**INTER-OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 March 1989  
**SUBJECT:** A & J Washroom Accessories


PLANNING BOARD REFERENCE NUMBER: 88-023

FIRE PREVENTION REFERENCE NUMBER: FPS-89-029

A review of the above referenced subject site plan/ sub-division was conducted on 28 March 1989.

This site plan is found acceptable.

PLAN DATED: 24 February 1989, Revision 3

  
-----  
Robert F. Rodgers; CCA  
Fire Inspector

CC:M.E.



W. S. HILDTRETH - 1015 1000 - 1015 1000 HILL ROAD 88-23

Mr. William Hildreth, L.S., came before the Board representing this proposal.

Mr. Soukup: Mark, are there any conditions on the variances that were granted.

Mr. Edsall: None that I could see in the resolution. Matter of fact, I have, I will double check, I have a copy I believe.

Mr. Hildreth: I have one as well.

Mr. Babcock: To my knowledge, I attended that meeting, to my knowledge, the only thing that was is that the building cannot exceed the height of the present building.

Mr. Hildreth: That is correct. There has been a note added on this plan to that effect.

Mr. Edsall: The copy of the decision does not reflect that. It says a variance for building height but--

Mr. Hildreth: During the discussion, that point was made so I put a note on it.

Mr. Schiefer: Mark's comments here on the handicapped parking and associated parking, since--

Mr. Edsall: That is a little bit of a surprise for Mr. Hildreth and possibly going to be for a lot of people. This is as a result of a problem that the building inspector, Mr. Babcock, is having with non-compliance with parking of handicapped parking spaces so it isn't something that they missed. It is a new requirement that they, that we want to see it on the plan so it is a little more easily enforced. That isn't something that was overlooked on their part.

Mr. Hildreth: It would amount to a detail.

Mr. Edsall: It is something that we are looking to have added over and above what we already asked them to do so I have no problem later on if that be added and we just check the map prior to you stamping. They have spaces indicated but now we are requiring details because there seems to be an argument in the field on how everybody wants to mark it.

Mr. Soukup: The law requires a posted sign instead of a pavement marking.

Mr. Babcock: Both. Some of the people that are doing these jobs that are marking the pavements do not necessarily know what the law is and once we get there and the markings are wrong now it is a little bit late and they have to take up the markings.

Mr. Soukup: Without the posted sign, I don't believe it is a binding space. It can't be forced.

Mr. VanLeeuwen: This parking lot in the back for spaces available for access and 66 parking spaces, is that going to be paved.

Mr. Hildreth: It was not. It was designated as space available for parking although based upon employee shift counts and whatnot, this was discussed at the Zoning Board of Appeals meeting, the space is not necessary to be--they don't need it to accomodate the amount of cars that they are using. The square footage calculation and whatnot is what yielded the requirement for the high number of spaces. We can provide spaces for something less than that which shows up here and 118 although these are not going to be striped and paved and whatnot.

Mr. Jones: What does the fire company say?

Mr. Hildreth: What we have done in terms of the handicapped spacing is rearrange where they were, two on this side and this side to all four right here opposite the main entrance.

Mr. Soukup: What is the employment count?

Mr. Hildreth: Somewhere around 50 but don't quote me on that. I have got a letter from the owner.

Mr. Soukup: You have go 52 spaces shown so you have adequate.

Mr. Hildreth: Yes.

Mr. Soukup: Is there an overlapping shift?

Mr. Hildreth: That, I don't know.

Mr. Schiefer: Has there been any resolution to the fact that the fire inspector has found this unacceptable on December 28th, 1988. Robert Rogers states that the plan is found unacceptable and there is a series of reasons listed. Are you aware of the fire inspector's report?

Mr. Hildreth: I have been getting comments to the owner's contractor that this comment was made and I have tried to address them. One of them was a sprinkler comment. I also just received comments dated 21 June which predates the Zoning Board of Appeals by six months. Other than that, I have seen no comments.

Mr. Schiefer: I have one here December 28th, 1988 unaccetable by the fire department. There are a series of reasons. The plan does not show water main line and fire hydrant locations. Building is allowed provided sprinkler system is installed and fire hydrant.

Mr. Hildreth: Those I have gotten by word of mouth, the sprinklers have been added and the fire hydrants.

Mr. Schiefer: I suggest you get a copy of this and before it comes before us again, address them and if for any reason you don't want to you will let us know why. I know you are not ignoring it.

Mr. Soukup: Although I did have a concern about the access around the building. There is a road and parking lot on all four sides. I think there is plenty of access because it is in a park. It is not isolated. If that is a concern of yours--

Mr. Hildreth: There is access although it is of this property, there has been access in the back.

Mr. McCarville: The parking spaces that the fire commissioner has problems with, are they the ten located against the front of the building. Is that what he is referring to?

Mr. Hildreth: Only by virtue, I can only guess because it says ten. Those are existing. They have been there since the last site plan was approved.

Mr. McCarville: If you are going to change the site plan, they have to be brought up to code.

Mr. Hildreth: The Zoning Board of Appeals has already looked at this with a parking count in mind. We changed the parking count. What does that do to the Zoning Board of Appeals' decision.

Mr. Schiefer: The only comment I see here--

Mr. McCarville: Didn't you say there was something there.

Mr. Schiefer: Parking adjacent to the front and rear of the building is to be eliminated on the Temple Hill side and back by CocaCola.

Mr. McCarville: Eliminating 15 spaces.

Mr. Soukup: Then, he has got to go back to the Zoning Board of Appeals.

Mr. VanLeeuwen: He can put them in the back.

Mr. Hildreth: As part of the 118 spaces available counted in this area, if we eliminate any spaces, it is going to deduct from the amount of spaces that the Zoning Board of Appeals has.

Mr. VanLeeuwen: We can't vote on it unless the fire inspector approves. The only thing you can do is go to the fire inspector and iron out the problems. We have no choice.

Mr. Schiefer: We can't override him unless we have a pretty darn good reason.

Mr. McCarville: What is the width of the driveway?

Mr. Soukup: This particular site, because of the access around it, I feel is a lot of road access available. If this were not in this position, I would agree with you, but in this case, I feel there is a lot of access, a lot of hose pull location and there is no blockages to getting into this building.

Mr. VanLeeuwen: We can't override the fire department.

Mr. Soukup: I would suggest we consider approval subject to the fire inspector reconsidering his position.

Mr. Rones: I suggest that perhaps the applicant who wasn't aware of the fire inspector's disapproval--

Mr. Hildreth: Only by word of mouth. I asked and asked for them and I never got them.

Mr. Rones: Perhaps now that they are here, you can go back to the fire inspector and review his, the concerns that he has and maybe between the two of you, you might come up with some improvements to the site plan or change that would be acceptable to the developer and to the fire inspector.

Mr. Hildreth: Can we do that without having to come back to another Planning Board meeting. Can we get a conditional based on that.

Mr. Soukup: Still want to see a rendering of what the building is going to look like.

Mr. Hildreth: Is that part of the site plan application or approval or would that be building permit conditions.

Mr. Schiefer: No, site plan. According to my notes, Mr. Grevas got a copy of this on the 9th of February. It may not be true.

Mr. Hildreth: No, sir.

Mr. VanLeeuwen: If Lou Grevas got the letter, Bill would have gotten it.

Mr. Schiefer: It was, copy V. Sorbello for Lou Grevas 2-9-89. I think you are going to have to address that and get to Bobby Rogers and see what his comments are.

Mr. Soukup: Can we do the lead agency and roll it over to the next agenda.

Mr. Edsall: Maybe you might be able to take care of 5, 6, 7 and advise them of 8 or make a decision on 8.

Mr. Schiefer: Mr. Edsall has suggested we take action, lead agency under SEQR.

Mr. VanLeeuwen: I move that the Planning Board of the Town of New Windsor declare themselves lead agency under the SEQR application with regard to A & J Washrooms - Temple Hill Road.

Mr. Jones: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye
Mr. VanLeeuwen	Aye

Mr. Schiefer: The Planning Board may wish to make a determination regarding the type of action this project should be classified under SEQOR and make a determination regarding environmental significance. Any comments.

Mr. McCarville: I make a recommendation that we declare a negative declaration with regard to A & J Washrooms, Site Plan, Temple Hill Road.

Mr. VanLeeuwen: I'll second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we waive the public hearing with regard to A & J Washrooms, Site Plan, Temple Hill Road.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Soukup: Bonding for the site.

Mr. Schiefer: The Planning Board should require that a bond be posted for this site plan in accordance with 48-19C11 of the town zoning local law. Any discussion on that item.

Mr. Jones: I move that the Planning Board of the Town of New Windsor requires that a bond be posted for site plan with regard to A & J

Washrooms, Site Plan, Temple Hill Road.

Mr. Schiefer: Someone has to come up with a dollar amount.

Mr. VanLeeuwen: I suggest that is the building inspector's job.

Mr. Edsall: Can I recommend that the applicant prepare an estimate that will be reviewed prior to our next meeting and we will agree to a number.

Mr. Hildreth: That is something that is taken care of in letter form.

Mr. Edsall: Just do it as a letter.

Mr. Schiefer: Before you put it back on the agenda, make sure that is taken care of.

Mr. Edsall: It is the Board's desire to have a bond, correct.

Mr. Schiefer: Yes.

Mr. McCarville: I just noticed the, and I haven't looked at this building for some time, but the front area is existed with a gravel parking way, paved drive and all parking areas shall be treated with a dust free surface. You are talking about this additional here or are these current bare. What additional parking area are you going to make a dust free surface.

Mr. Hildreth: This entire area is what they are speaking of, any parking that are to be utilized. I don't know if that means like oil and chip or what.

Mr. McCarville: That means oil and chip.

Mr. Edsall: They note the double surface right underneath the note.

Mr. Hildreth: Right. Now, what does that do to striping. Is that something that can be carried out on that surface.

Mr. McCarville: It can't be striped.

Mr. VanLeeuwen: It has got to be blacktopped.

Mr. McCarville: I think we ought to get the front of all these buildings along 300 to improve the appearance of the parking. We have one right next door, hopefully, we will get him in to get that done as well. I'd like to see this treated, the entire front area with blacktop.

Mr. Schiefer: That would eliminate the parking problem.

Mr. Edsall: Oil and chip, can you take it, the excess stone and then paint the surface.

Mr. Lander: You can but it doesn't last a long time but it has been done.

Mr. VanLeeuwen: Yes, we have asked everybody to blacktop these areas.

Mr. Schiefer: Look where it is, it is on Temple Hill Road.

Mr. VanLeeuwen: We are going to have a problem with Insulpane when they come in and he is going to say well, you didn't make anybody else pave.

Mr. McCarville: I'd like to see it blacktopped.

Mr. VanLeeuwen: I agree with you.

Mr. Schiefer: I agree.

Mr. Hildreth: Between the front of the building and the highway.

Mr. Schiefer: Yes. Any other recommendations so the next time it will be complete.

Mr. VanLeeuwen: I have no other.

Mr. Hildreth: I'd just like if there is a space copy of the comments, I'd like to take them.

Mr. VanLeeuwen: I will give them to you.

Mr. Babcock: Go right to the fire inspector's office. This way, typically, we send those out and I am not saying that whatever, what you should do is see Bobby Rogers possibly you can straighten it out with him right then and there.

Mr. Schiefer: Bond, fire inspector, paving of the front parking lot and handicapped parking and--

Mr. Soukup: Some commitment on the finish of the style of the building in terms of colors and materials.

Mr. VanLeeuwen: Put a note on the map that the building will be the same as the other building, with the same color and so forth.

Mr. Hildreth: A note speaking towards the consistency of the construction.

Mr. VanLeeuwen: When you leave here, somebody else gets these plans and they say hey there is nothing up here so I will put up a galvanized building.

Mr. Edsall: Maybe you can get a waiver on the 90 days from him.

Mr. Schiefer: There is a time limit on that and we are going to go over this thing now if we have to vote on it in the meantime, I think you know what the results would be. Do you agree to the waiver.

3-8-89

Mr. Hildreth: Yes.



BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~ SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Elias D. Gevas for the building or subdivision of

A+J. Washroom has been

reviewed by me and is approved ✓

disapproved

If disapproved, please list reason

Should not interfere with their water  
service or water system

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Duce  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER-OFFICE CORRESPONDENCE

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 28 December 1988  
**SUBJECT:** A & J Washroom Accessories

PLANNING BOARD REFERENCE NUMBER: 88 - 23


FIRE PREVENTION REFERENCE NUMBER: 88 - 108

PREVIOUS REFERENCE NUMBERS: 88-42

A review of the above referenced subject site plan/ sub-division was conducted on 28 December 19 88 with the following being noted.

- 1) Section 44-11 of Town Code. Parking adjacent to the front and rear of the building to be eliminated for fire lane purposes and accessibility.
- 2) Section 21-10 of Town Code. Plan does not show water main lines and fire hydrant locations.
- 3) Title 9 NYCRR, Table VI-705. Building is allowed provided sprinkler system is installed and additional fire hydrant is installed at rear of building for fire fighting purposes.
- 4) Title 9 NYCRR, Table I-1102. For 99 parking spaces, a minimum of four (4) handicapped parking spaces needed.

This site plan/subdivision is found unacceptable.

  
Robert F. Rodgers; CCA  
Fire Inspector

cc: V. Sorbello for Lou Greves 2/7/89



Louis Heimbeck  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR ZBA

D P & D Reference No. NWT 49-88M

County I.D. No. 4 1 3 110.4

Applicant A. + J. WASHROOM ACCESSORIES

Proposed Action: AREA VARIANCES TO PERMIT PROPER USE & EXPANSION OF BLDG.

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NYS 300

Comments:

CONSIDERATION MUST BE GIVEN TO THE ADEQUACY  
OF THE SITE FOR THE INTENDED USE

APPLICANT MUST DEMONSTRATE THAT STRICT  
COMPLIANCE WITH THE ZONING PROVISIONS WILL  
CAUSE PRACTICAL DIFFICULTY

Related Reviews and Permits

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

DEC. 9, 1988

Date

Peter Garrison  
Commissioner

ZONING BOARD OF APPEALS

SEPTEMBER 12, 1988

AGENDA:

7:30 P.M. - ROLL CALL

Motion to adopt the minutes of the 8/8/88 meeting as written.

PRELIMINARY MEETING:

1. HOME TECH BUILDERS - Request for use variance to construct single family residence in PI zone at intersection Silver Spring Road and Route 9W. Present: Mike Shramek.

*set up for public hearing*  
2. GRANUZZO, ANTHONY (A&J WASHROOMS) - Referred by Planning Board for 12 space parking variance and .18+ floor area ratio. Present: Elias D. Grevas, L.S.

*no show*  
3. ROBERT MARK REALTY - Referred by Planning Board for 10,033 s.f. lot area, 78 ft. lot width, 4 ft. sideyard and 9 ft. building height variances. Present: David Knapp of Eustance & Horowitz.

PUBLIC HEARING:

4. HUSTED, ROBERT - Request for rear yard variance to replace deck at 7 Garden Drive in an R-4 zone.

RESERVATIONS - PLANNING/ZONING CONFERENCE AT NEVELE -  
10/16-10/18.

ADJOURNMENT

PAT - 565-8550 (o)  
562-7107 (h)

OFFICE OF THE PLANNING BOARD  
TOWN OF NEW WINDSOR  
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD  
File No. BB-23

Date 23 AUGUST 1988

To: ANTHONY GRANUZZO  
319 TEMPLE HILL RD  
NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated \_\_\_\_\_  
for (~~Subdivision~~ - Site Plan)  
located at RT 300 - TEMPLE HILL - FREEDOM RD  
TOWN OF NEW WINDSOR

is returned herewith and disapproved for the following reasons.

MINIMUM PAVING REQ'T AND  
FLOOR AREA RATIO VARIANCES

  
Planning Board Chairman

HENRY SCHEIBLE

# "FI" ZONE

## Requirements

Min. Lot Area 80 000  
Min. Lot Width 200  
Req'd Front Yd. 100  
Req'd. Side Yd. 50/110  
Req'd. Rear Yd. 50  
Req'd. Street  
Frontage\* N/A  
Max. Bldg. Hgt. 4"/FT  
Min. Floor Area\* N/A  
Dev. Coverage\* N/A %  
Floor Area Ratio\*\* .20  
PARKING 130

## Proposed or Available

136 504  
350  
70 \*  
35.2/110\*  
70  
—  
—  
—  
— %  
>.38  
118

## Variance Request

—  
—  
\*  
\*  
—  
—  
—  
— %  
.18+  
12

\* Residential Districts only

\*\* Non-residential Districts only

*\*, PRE-EXISTING CONDITION NOT  
CHANGED BY THIS APPLICATION*

*ALSO ENCLOSED TO ZBA:*

*PROJECT PLAN*

*P.B. MINUTES*

Mr. Schiefer: Where does Scalzo access his property?

Mr. Naclerio: He could come off 94. But, he uses the right of way and parks behind.

Mr. Schiefer: That presents a problem if we have five pieces of property off a private road.

Mr. Scheible: Who maintains the Woodthrush Lane?

Mr. Naclerio: We all do.

Mr. Schiefer: Is there a written agreement?

Mr. Naclerio: Not that I know of, no.

Mr. VanLeeuwen: What kind of shape is it in?

Mr. Naclerio: It is a well marked fifty foot right of way which the Town has an easement on. They have two sewer man-holes plus right now, there is a fourteen foot, well maintained blacktop road.

Mr. VanLeeuwen: It is maintained now ---

Mr. Naclerio: There is a cul-de-sac.

Mr. McCarville: Who blacktopped it, the families who originally owned it?

Mr. Naclerio: Yes.

Mr. VanLeeuwen: We ought to go in and take a look at it.

Mr. Naclerio: Thank you.

#### A & J WASHROOM ACCESSORIES SITE PLAN (88-23)

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: This property has appeared before the Board in March of 1986 at which time we put on an addition over on the northeast corner of the building. The proposal here in is to put on an addition of 10,200 square feet in the rear of the building. Unfortunately, we run afoul of some of the provisions of the zoning ordinance and those are listed over on the zone bulk table on the right. We show some of the conditions that require attention because of the zoning ordinance. Now, I must say that the proposed addition is not going to be any

closer to the side line than the existing building or is it going to be any taller than the existing building. But, we are over the four area ratio and we would have a problem with parking as the zone requires which is one space for every four hundred square feet.

Mr. VanLeeuwen: What you want to do is to go to the Zoning Board?

Mr. Grevas: Yes. But, we want a positive recommendation from the Board if I can get it.

Mr. VanLeeuwen: I make a motion that the Town of New Windsor Planning Board approve the A & J Washroom Accessories Site Plan.

Mr. Schiefer: I will second that.

ROLL CALL:

MR. LANDER	NO
MR. JONES	NO
MR. PAGANO	NO
MR. MC CARVILLE	NO
MR. VAN LEEUWEN	NO
MR. SCHIEFER	NO
MR. SCHEIBLE	NO

Mr. VanLeeuwen: I make a motion that the Planning Board of the Town of New Windsor make a positive recommendation with regard to A & J Washroom Accessories to the Zoning Board of Appeals.

Mr. McCarville: I will second that.

ROLL CALL:

MR. LANDER	AYE
MR. JONES	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

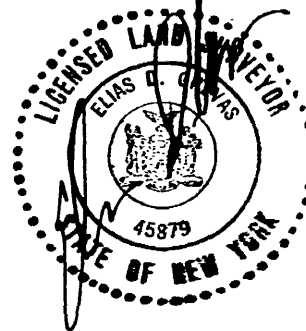
HOLMAN

Mr. VanLeeuwen: I want to put this in the record. What is being done with the complaints we had at the last meeting from John Holman.



Orange County Clerk's Office on 25 July 1984 as map no. 6647.

2. Perimeter Boundary and location of existing facilities shown from field survey completed on 4 March 1986.
3. Applicant: A & J Washroom Accessories  
319 Temple Hill Road  
New Windsor, N.Y. 12550
4. Property Zone: P I
5. Total Parcel Area: 136,504 S.F., 3.13 Acres
6. Proposed Use: Manufacturing, w/offices
7. Parking Facilities  
Required: 130 (52,032 Bldg S.F.; 1 Space/400 S.F.)  
Provided: 116 VARIANCE REQUIRED
8. Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.
9. PARCEL IS SERVED BY TOWN WATER AND SEWER SERVICES



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSACK AVENUE  
NEW WINDSOR, NEW YORK 12550

PLAN FOR:

## A & J WASHROOM ACCESSORIES

TOWN OF NEW WINDSOR

ORANGE COUNTY

NEW YORK

Drawn: *EG*

Checked:

Scale: 1" = 30'

Date: 15 Mar 1988

Job No: 86-047

# SITE PLAN

### REVISIONS:

DATE	DESCRIPTION



Louis Holmbeck  
County Executive

88-23

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. WELCH/PLANNING BOARD P & D Reference No. NLOT 43-88M  
County I.D. No. 41310.4

Applicant A+J WASHROOM ACCESSORIES

Proposed Action: SITE PLAN: BLDG. ADDITIONS

State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NYS 300

Comments:

SUGGEST NYS DOT REVIEW IF SIGNIFICANT  
INCREASE IS EXPECTED IN TRAFFIC ON/OFF  
NYS 300

Related Reviews and Permits

(SEE COMMENT ABOVE)

County Action: Local Determination ☒ Disapproved ☐ Approved ☐

Approved subject to the following modifications and/or conditions:

July 1, 1988  
Date

Peter Garrison  
Commissioner

A.J. Washroom 6-23-88

85-23

BUILDING INSPECTOR, P.D. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.  
WATER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval ☒  
Subdivision \_\_\_\_\_ on submitted by  
ELIAS GUTRAS for the building or subdivision of  
A 3rd Washroom Accessories has been  
reviewed by me and is approved ☒  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

main Sewer line on Wembly Road.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

J. D. M. J.  
SANITARY SUPERINTENDENT

June 24, 1988  
DATE

A+J. Washroom 6-23-88

88-23

BUILDING INSPECTOR, P.O. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.  
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
Elias D. Grues (S) for the building or subdivision of  
A+J Washroom \_\_\_\_\_ has been  
reviewed by me and is approved ☒  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

There is an existing service for this prop.

HIGHWAY SUPERINTENDENT

*John D. Davis*  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

**TOWN OF NEW WINDSOR PLANNING BOARD  
TRACKING SHEET**

PROJECT NAME: \_\_\_\_\_

PROJECT NO. : \_\_\_\_\_

TYPE OF PROJECT:

Subdivision \_\_\_\_\_

Site Plan ☒

Lot Line Change \_\_\_\_\_

Other (Describe) \_\_\_\_\_

**TOWN DEPARTMENT REVIEWS:**

Date  
App'd

Date  
Not App'd

Not  
Required

Planning Board Engineer \_\_\_\_\_  
Highway \_\_\_\_\_  
Buf. Fire Prev. \_\_\_\_\_  
Sewer \_\_\_\_\_  
Water \_\_\_\_\_  
Flood \_\_\_\_\_

**OUTSIDE DEPT./AGENCY REVIEWS:**

DOT \_\_\_\_\_  
DEC \_\_\_\_\_  
O/C PLANNING \_\_\_\_\_  
O/C HEALTH \_\_\_\_\_  
NYSDOH \_\_\_\_\_  
OTHER (SPECIFY) \_\_\_\_\_

*See letter 4-8-88*

**SEOR:**

Lead Agency Action \_\_\_\_\_

Determination \_\_\_\_\_

EAF Short \_\_\_\_\_

Long \_\_\_\_\_

Submitted \_\_\_\_\_

Accepted \_\_\_\_\_

Proxy: Filed \_\_\_\_\_

Representative \_\_\_\_\_

**PUBLIC HEARING:**

Held (DATE) \_\_\_\_\_

Waived\* \_\_\_\_\_

Other \_\_\_\_\_

(\* Minor Subdivision and Site Plans only.)

**TIME SEQUENCING:**  
**(SUBDIVISIONS)**

Sketch Plan Date \_\_\_\_\_

+ 30 days = Action Date \_\_\_\_\_

Preliminary P/H Date \_\_\_\_\_

+ 45 days = Action Date \_\_\_\_\_

Preliminary App'l Date \_\_\_\_\_

+ 6 months = Final Resub. Date \_\_\_\_\_

Final Plan Date \_\_\_\_\_

+ 45 days = Final App'l Date \_\_\_\_\_

**TIME SEQUENCING:**  
**(SITE PLANS)**

Presubmission Conf. Date \_\_\_\_\_

+ 6 months = Submittal Date \_\_\_\_\_

First Meeting Date \_\_\_\_\_

+ 90 days = Final App'l Date \_\_\_\_\_

INTER-OFFICE CORRESPONDENCE

TO: New Windsor Planning Board

FROM: Town Fire Inspector

DATE: 21 June 1988

SUBJECT: A & J Washroom Site Plan

Planning Board Reference Number 88-23

Fire Prevention Reference Number 88-42

A review of the A & J Washroom Accessories Site Plan as prepared by Elias Grevas, LS, dated 15 March 1988 was made on 20 June 1988 with the following being noted.

- 1) The ten (10) parking spaces adjacent to the front of the building need to be relocated in order to comply with Section 44-11 of the V & T Code of the Town of New Windsor.
- 2) Handicapped parking to be as near as possible to the main entrance to the building.

The site plan at this time is unacceptable.

  
Robert F. Rodgers; CCA  
Fire Inspector

88-23 A & J. Washroom Accessories

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.  
WATER, SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
A & J Wash Room Access. has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

*no additional access to Route 300  
was objection.*

*On line*

HIGHWAY SUPERINTENDENT

*W-5 D.O.T. 4/12/88*

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE  
OR SUBDIVISION PLAN APPROVAL

1. Name of Project A & J WASHROOM ACCESSORIES SITE PLAN
2. Name of Applicant ANTHONY GRANUZZO Phone \_\_\_\_\_  
Address 319 Temple Hill Road New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record (SAME) Phone 562-3332  
Address (SAME)  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan ELIAS D. GREVAS, L.S. Phone 562-8667  
Address 33 QUASSACK AVE NEWBURGH, N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney NOT KNOWN Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the WEST side of Temple Hill Road  
400 ± feet EAST  
of UNION AVE  
(Street) (Direction)
7. Acreage of Parcel 3.13 8. Zoning District P I
9. Tax Map Designation: Section 4 Block 3 Lot 10.4
10. This application is for SITE PLAN - BUILDING ADDITION
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NOT KNOWN



If so, list Case No. and Name \_\_\_\_\_

12. List all contiguous holdings in the same ownership  
Section NONE Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_  
\_\_\_\_\_ (Official Title)  
of the Corporation which is the Owner in fee of the premises  
described in the foregoing application and that he has authorized  
\_\_\_\_\_ to make the foregoing  
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

10th day of March 1988

Wilma M. Morelli  
Notary Public

Anthony Scavuzzo  
(Owner's Signature)

Anthony Scavuzzo  
(Applicant's Signature)

President  
(Title)

WILMA M. MORELLI  
Notary Public, State of New York  
Qualified in Orange County  
No. 4818072  
Commission Expires June 30, 1988

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

ANTHONY GRANNUZZO, deposes and says that he  
resides at \_\_\_\_\_

(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of \_\_\_\_\_

A & J WASHROOM ACCESSORIES

which is the premises described in the foregoing application and

that he has authorized ELIAS D. GREVAS

to make the foregoing application as described therein.

Date: \_\_\_\_\_

3/10/88

Anthony Grannuzzo  
(Owner's Signature)

Nilma M. Morelli  
(Witness' Signature)

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: A F'J WASHROOM ACCESSORIES

Location: TEMPLE HILL ROAD 400' ± EAST OF UNION AVE

ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: [Signature] Date: 25 MARCH 1988

Preparer's Title: Land Surveyor

Agency: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |  |   |
|--|---|
| 1. <input checked="" type="checkbox"/> Site Plan Title                     | 29. <input type="checkbox"/> Curbing Locations                              |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)                 | 30. <input type="checkbox"/> Curbing Through Section                        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)             | 31. <input type="checkbox"/> Catch Basin Locations                          |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name           | 32. <input type="checkbox"/> Catch Basin Through Section                    |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address        | 33. <input type="checkbox"/> Storm Drainage                                 |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates          | 34. <input type="checkbox"/> Refuse Storage                                 |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval Stamp.       | 35. <input type="checkbox"/> Other Outdoor Storage                          |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET                      | 36. <input type="checkbox"/> Area Lighting                                  |
| 9. <input checked="" type="checkbox"/> Site Designation                    | 37. <input type="checkbox"/> Sanitary Disposal Sys.                         |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet of Site |   |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)         | 38. <input type="checkbox"/> Water Supply/Fire Hydrants                     |
| 12. <input type="checkbox"/> PLOT PLAN                                     | 39. <input checked="" type="checkbox"/> Building Locations                  |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)         | 40. <input checked="" type="checkbox"/> Building Setbacks                   |
| 14. <input checked="" type="checkbox"/> Metes and Bounds                   | 41. <input type="checkbox"/> Front Building Elevations                      |
| 15. <input checked="" type="checkbox"/> Zoning Designation                 | 42. <input type="checkbox"/> Divisions of Occupancy                         |
| 16. <input checked="" type="checkbox"/> North Arrow                        | 43. <input type="checkbox"/> Sign Details                                   |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners           | 44. <input checked="" type="checkbox"/> BULK TABLE INSET                    |
| 18. <input checked="" type="checkbox"/> Existing Building Locations        | 45. <input checked="" type="checkbox"/> Property Area (Nearest 100 sq. ft.) |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas               | 46. <input checked="" type="checkbox"/> Building Coverage (sq. ft.)         |
| 20. <input checked="" type="checkbox"/> Existing Vegetation                | 47. <input checked="" type="checkbox"/> Building Coverage (% of Total Area) |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress           | 48. <input type="checkbox"/> Pavement Coverage (Sq. Ft.)                    |
| <u>PROPOSED IMPROVEMENTS</u>   |   |
| 22. <input type="checkbox"/> Landscaping                                   | 49. <input type="checkbox"/> Pavement Coverage (% of Total Area)            |
| 23. <input type="checkbox"/> Exterior Lighting                             | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)                |
| 24. <input type="checkbox"/> Screening                                     | 51. <input checked="" type="checkbox"/> Open Space (% of Total Area)        |
| 25. <input checked="" type="checkbox"/> Access & Egress                    | 52. <input checked="" type="checkbox"/> No. of Parking Spaces Proposed.     |
| 26. <input checked="" type="checkbox"/> Parking Areas                      | 53. <input checked="" type="checkbox"/> No. of Parking Required.            |
| 27. <input checked="" type="checkbox"/> Loading Areas                      |   |
| 28. <input checked="" type="checkbox"/> Paving Details (Items 25-27)       |   |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

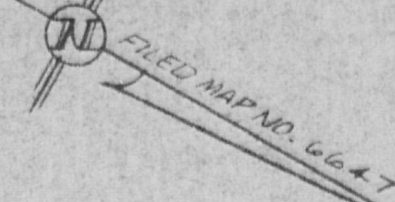
By:   
Licensed Professional

Rev. 3-87

Date: 25 MARCH 1988



N/F  
COCA COLA BOTTLING CO. OF N.Y.



N 30° 11' 10" W

350.00'

EDGE OF PAVEMENT

HYDRANT

390.00'

SPACE AVAILABLE FOR ACCESS  
AND 66 PARKING SPACES

EXISTING GRADE

PROPOSED FENCE

5 PARKING SPACES

PROPOSED (TO HAVE SPRINKLERS)  
ADDITION

10,200±SF

(STORAGE)

ADDITION HEIGHT TO BE NO HIGHER THAN EXISTING  
BUILDING

12' OVERHEAD  
DOOR

PAVED DRIVE

EXIST'G  
PAVED DRIVE

EXIST'G  
PAVED DRIVE

ROAD

WEMBLY

N 59° 48' 50" E

350.00'

HYDRANT

EDGE OF PAVEMENT

HYDRANT

S 50° 48' 50" W

TEMPLE HILL ROAD

(A.K.A. ROUTE 300; A.K.A. FREEDOM RD.)

N/F  
CROWLEY MILK CO.  
(PARCEL 3A)

### ZONE BULK TABLE (P.I. ZONE)

LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD(S)	REAR YARD	BUILDING HEIGHT	FLOOR AREA RATIO	PARKING
REQUIRED MIN. 80,000 S.F.	MIN. 200'	MIN. 100'	50'/110'	MIN. 50'	4' PER FOOT TO LOT LINE	0.2	130
PROVIDED 136,504 S.F.	350'	70'± *	35.2'/110'*	70'±	> 12' *	> 0.3 *	SPACE AVAILABLE FOR 118 *

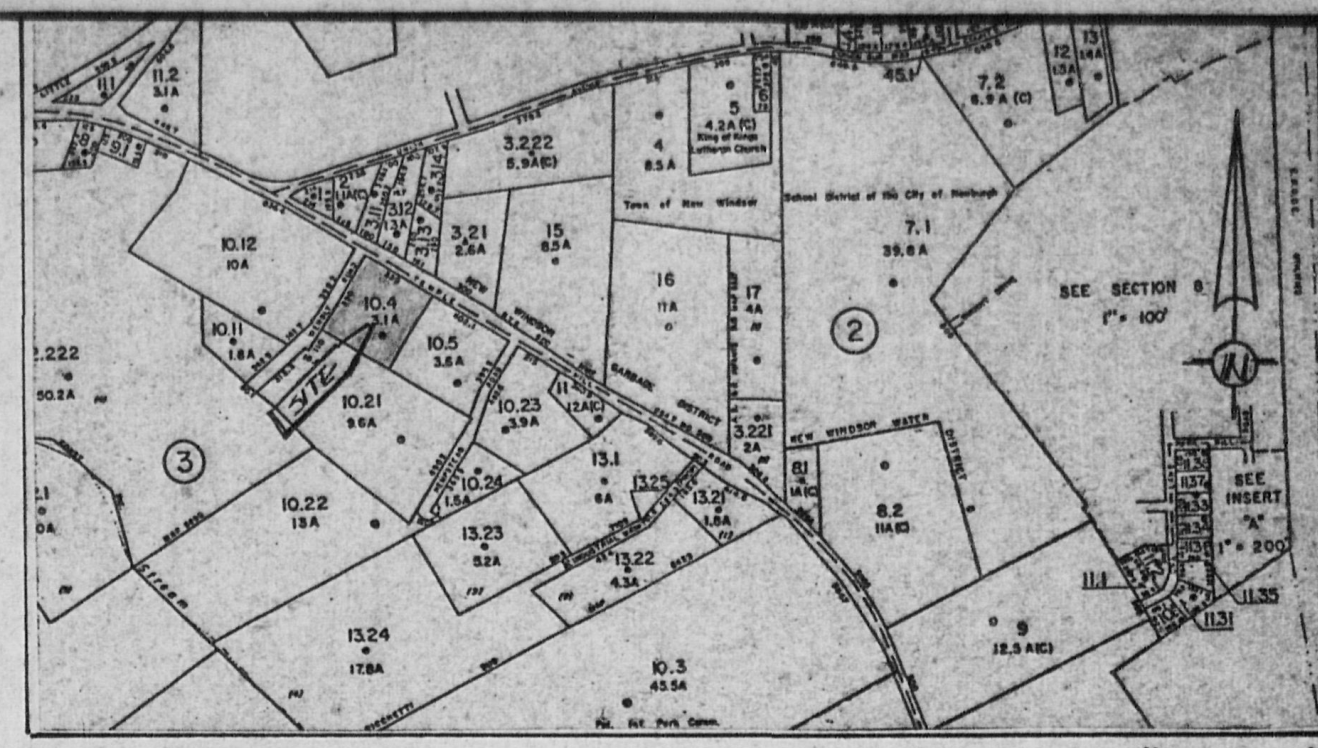
\* EXISTING CONDITIONS  
\* VARIANCE REQUIRED

NOTE: THE TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS, FOLLOWING A PUBLIC HEARING ON 12 DECEMBER 1988, GRANTED THE NECESSARY VARIANCES TO THIS PLAN AS DEFINED IN THE APPLICATION THERE FOR.

### CONSTRUCTION NOTE

ALL PARKING AREAS SHALL BE TREATED WITH A  
"DUST-FREE" SURFACING MATERIAL, EXCEPT FOR  
HANDICAPPED SPACES WHICH SHALL BE PAVED WITH  
ASPHALT CONCRETE AND MARKED WITH THE APPROPRIATE  
SYMBOL.

\* BITUMINOUS OIL SURF. TREATMENT RECOMMENDED  
(OIL & CHIP).



LOCATION PLAN

1"=800'

### NOTES


- Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 4, Block 3, Lot 10.4; also being Parcel #2, as shown on a map entitled "Subdivision Layout, Windsor Industrial Park", said map having been filed in the Orange County Clerk's Office on 25 July 1984 as map no. 6647.
- Perimeter Boundary and location of existing facilities shown from field survey completed on 4 March 1986.
- Applicant: A & J Washroom Accessories  
319 Temple Hill Road  
New Windsor, N.Y. 12550
- Property Zone: P I
- Total Parcel Area: 136,504 S.F., 3.13 Acres
- Proposed Use: Manufacturing, w/offices
- Parking Facilities  
Required: 130 (52,032 sq. S.F.; 1 space/400 S.F.)  
Provided: 118
- Unauthorized addition or alteration to this plan is a violation of Section 7209(2) of the N.Y.S. Education Law.
- PARCEL IS SERVED BY TOWN WATER AND SEWER SERVICES
- PROPOSED ADDITION TO HAVE SPRINKLER SYSTEM INSTALLED



APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N.Y.

DATE: 1/1/89 SIGNATURE: [Signature]

### PLANNING BOARD APPROVAL

 ELIAS D. GREVAS, L.S. 38 QUAKER AVENUE NEW WINDSOR, NEW YORK 12550	PLAN FOR:		
	A & J WASHROOM ACCESSORIES		
REVISIONS:	TOWN OF NEW WINDSOR	ORANGE COUNTY	NEW YORK
12/15/88 REVISED PER ZBA MTS. 12/12/88	Drawn: [Signature]	Scale: 1"=30'	
2/15/89 ADDED HANDICAPPED PARKING	Checked: [Signature]	Date: 15 Mar 1989	
FIRE HYDRANTS, SPRINKLER	NOTES	Job No: 86-047	
2/15/89 REVISED HANDICAPPED PARKING			

PLANNING BOARD NO. 88-23

### SITE PLAN